

## Special Use Permit

A.D. Dalton is requesting a special use permit for the Rivers Edge Subdivision. We would like to add a community dock for the residence at Rivers Edge. We will be purchasing lake frontage from lot 24 so that lot 25 has enough lake frontage to build a dock. The area that the dock will be located is already part of the HOA. It is hard to access the river by walking in from the shoreline because of a muddy river bottom. The main use for the dock will be for easier access to the river for canoeing and swimming.

Carl D Dalton & Amy Umbarger

**FRANKLIN COUNTY  
PETITION/APPLICATION FOR SPECIAL USE PERMIT  
(Type or Print)**

I/We, Carl D Dalton, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

1. Petitioners Name: Carl D Dalton

2. Property Owner's Name: A.D. Dalton, LLC

Phone Number: 540 537-3441

Address: PO Box 4312 Roanoke, VA  
Zip: 24015

3. Exact Directions to Property from Rocky Mount: 116 to Coppers Cove Rd- Coppers Cover Rd to Pitzer Rd  
Pitzer Rd to Palmetto Bluff Rd- Lot 25

4. Tax Map and Parcel Number: Tax Map 0010302500 Parcel 025

5. Magisterial District: BN

6. Property Information:

A. Size of Property: 6.765 acres

B. Existing Zoning: A1

C. Existing Land Use: Residential/Agriculture

D. Is property located within any of the following overlay zoning districts: **No**  
Corridor District Westlake Overlay District Smith Mountain Lake Surface District

E. Is any land submerged under water or part of a lake? Yes No **X** If yes, explain.  
\_\_\_\_\_  
\_\_\_\_\_

7. Proposed Special Use Permit Information:

A. Proposed Land Use: Rivers Edge Community Dock

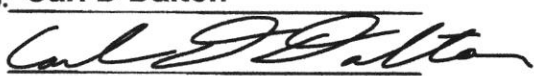
B. Size of Proposed Use: Dock and Ramp to be 384 sq ft

C. Other Details of Proposed Use: The dock will be for the Rivers Edge  
Subdivision homeowners  
\_\_\_\_\_  
\_\_\_\_\_

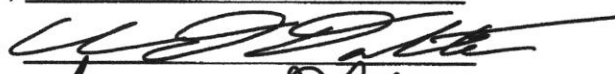

**Checklist for completed items:**

- \_\_\_\_\_ Application Form
- \_\_\_\_\_ Letter of Application
- \_\_\_\_\_ Concept Plan
- \_\_\_\_\_ Application Fee

**\*\*I certify that this application for a special use permit and the information submitted herein is correct and accurate.**

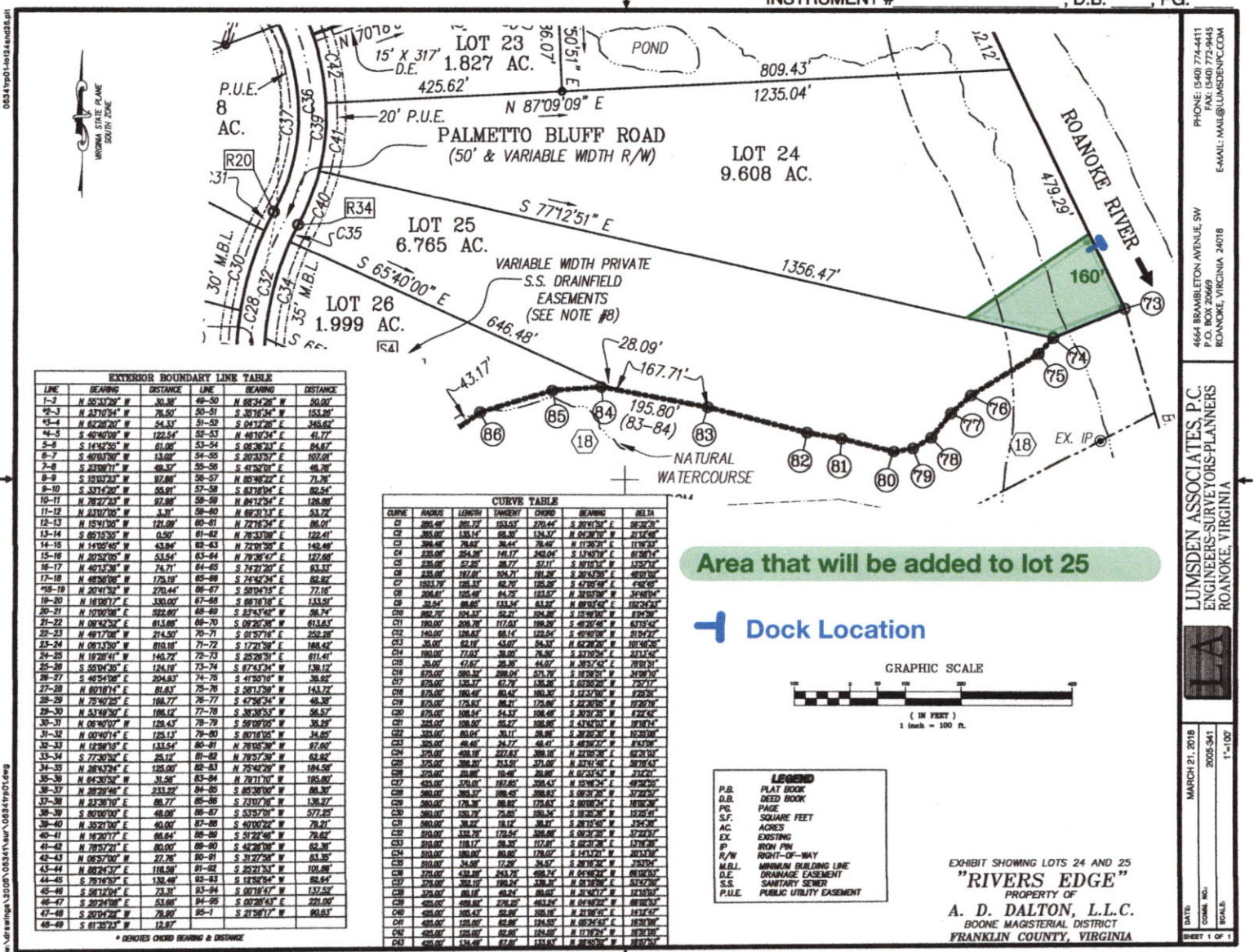
Petitioner's Name (Print): Carl D Dalton  
Signature of Petitioner:   
Date: 3-28-18  
Mailing Address: PO Box 4312 Roanoke, VA 24015  
\_\_\_\_\_  
Telephone: 540 537-3441  
Email Address (optional) deedalton@cox.net

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): Carl D Dalton & Amy Umbarger  
Signature of Owner:   
Date: 3-28-18 

Date Received by Planning Staff: \_\_\_\_\_  
Time: \_\_\_\_\_  
Clerk's Initials: \_\_\_\_\_

CHECK #: \_\_\_\_\_  
RECPT. #: \_\_\_\_\_  
AMOUNT: \_\_\_\_\_



EXTERIOR BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1-2	N 82°57'22" W	30.38'	49-50	N 82°54'26" W	50.00'
2-3	N 83°19'54" W	76.50'	50-51	S 38°16'34" E	163.86'
3-4	N 64°28'20" W	54.31'	51-52	S 04°12'20" E	346.62'
4-5	S 42°40'00" W	122.54'	52-53	N 48°18'34" E	41.77'
5-6	S 14°34'30" W	61.80'	53-54	S 08°38'24" E	86.67'
6-7	S 40°10'00" W	13.08'	54-55	S 20°33'50" E	102.61'
7-8	S 23°07'11" W	49.32'	55-56	S 41°52'01" E	48.78'
8-9	S 10°10'33" W	97.88'	56-57	N 82°48'22" E	71.78'
9-10	S 31°10'33" W	95.01'	57-58	S 83°18'04" E	82.54'
10-11	N 78°27'23" W	97.88'	58-59	N 84°12'54" E	128.88'
11-12	N 23°10'00" W	4.37'	59-60	N 82°31'14" E	53.72'
12-13	N 15°31'00" W	123.88'	60-61	N 72°16'24" E	88.01'
13-14	S 65°15'00" W	0.50'	61-62	N 78°33'00" E	122.41'
14-15	N 14°02'45" W	53.84'	62-63	N 72°20'50" E	142.48'
15-16	N 20°52'00" W	53.54'	63-64	N 78°38'47" E	122.88'
16-17	N 40°13'30" W	74.71'	64-65	S 74°21'00" E	83.33'
17-18	N 48°58'00" W	170.19'	65-66	S 74°42'34" E	82.92'
18-19	N 24°19'30" W	270.64'	66-67	S 58°04'15" E	77.18'
19-20	N 18°07'17" E	330.00'	67-68	S 38°16'34" E	133.51'
20-21	N 10°20'00" E	332.00'	68-69	S 38°16'34" W	58.74'
21-22	N 02°42'30" E	613.85'	69-70	S 02°20'30" E	613.63'
22-23	N 49°17'00" W	214.50'	70-71	S 01°57'16" E	252.28'
23-24	N 08°19'00" W	810.18'	71-72	S 17°21'30" E	188.62'
24-25	N 18°28'41" W	140.72'	72-73	S 20°28'31" E	611.41'
25-26	S 80°34'30" E	124.18'	73-74	S 67°43'24" E	138.11'
26-27	S 48°54'00" E	204.83'	74-75	S 41°25'10" W	38.52'
27-28	N 80°18'14" E	81.63'	75-76	S 58°17'30" E	143.72'
28-29	N 75°42'25" E	188.77'	76-77	S 47°56'24" W	48.38'
29-30	N 53°48'30" E	188.14'	77-78	S 38°28'53" W	58.57'
30-31	N 08°40'07" W	128.45'	78-79	S 59°09'05" W	38.29'
31-32	N 80°40'14" E	125.12'	79-80	S 80°18'10" E	34.80'
32-33	N 18°06'15" E	133.54'	80-81	N 70°08'30" W	87.80'
33-34	S 77°30'00" E	25.12'	81-82	N 78°57'30" W	62.82'
34-35	N 28°42'24" E	125.00'	82-83	N 78°42'00" W	184.58'
35-36	N 64°30'52" W	31.58'	83-84	N 78°11'10" W	185.80'
36-37	N 28°29'48" E	233.22'	84-85	S 89°38'00" W	88.30'
37-38	N 23°36'10" E	88.77'	85-86	S 73°07'10" W	138.27'
38-39	S 80°18'00" E	48.88'	86-87	S 60°57'00" W	577.85'
39-40	N 82°21'00" E	41.00'	87-88	S 40°00'00" W	79.21'
40-41	N 16°20'17" E	88.64'	88-89	S 51°22'48" W	78.62'
41-42	N 88°20'21" E	80.00'	89-90	S 46°28'00" W	62.38'
42-43	N 08°57'00" W	27.78'	90-91	S 31°27'30" W	61.35'
43-44	N 88°24'37" E	118.20'	91-92	S 20°21'34" W	101.88'
44-45	S 78°18'57" E	138.49'	92-93	S 18°38'34" W	88.64'
45-46	S 38°14'00" E	73.81'	93-94	S 02°18'47" W	127.52'
46-47	S 20°18'00" E	53.88'	94-95	S 02°28'43" E	221.00'
47-48	S 20°24'22" W	79.80'	95-1	S 21°28'17" W	80.63'
48-49	S 81°32'43" W	12.87'			

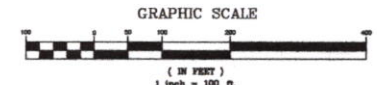
\* DENOTES CHORD BEARING & DISTANCE

CURVE TABLE

CURVE	ANGLE	LENGTH	PERCENT	CHORD	BEARING	DELTA
C1	288.48'	288.72'	153.63'	278.94'	S 20°10'30" E	82°32'30"
C2	305.00'	135.14'	68.30'	134.57'	N 02°30'00" E	81°34'00"
C3	308.48'	28.68'	38.44'	28.46'	N 11°30'20" E	11°38'30"
C4	238.00'	254.20'	141.17'	243.04'	S 13°07'00" E	81°00'14"
C5	238.00'	67.82'	38.77'	37.11'	S 30°10'30" E	132°27'30"
C6	238.00'	180.00'	104.71'	180.00'	S 20°45'00" E	48°00'00"
C7	180.00'	180.00'	104.71'	180.00'	S 47°00'00" E	47°00'00"
C8	204.61'	125.48'	64.72'	123.67'	N 38°00'00" W	31°48'00"
C9	38.54'	88.85'	53.54'	84.82'	N 89°15'00" E	182°32'30"
C10	380.72'	104.57'	62.21'	104.68'	S 75°00'00" W	8°58'30"
C11	180.00'	208.78'	117.64'	189.20'	S 48°20'48" W	63°15'48"
C12	140.00'	128.63'	68.14'	122.24'	S 49°30'00" W	81°34'27"
C13	38.00'	82.18'	45.07'	78.20'	N 82°28'00" E	101°46'20"
C14	180.00'	274.81'	30.68'	274.81'	S 23°04'30" E	23°14'30"
C15	35.00'	47.67'	28.38'	44.67'	N 38°15'40" E	38°21'30"
C16	870.00'	288.34'	288.04'	874.70'	S 18°20'00" E	18°20'00"
C17	870.00'	134.37'	87.79'	135.28'	S 63°36'00" W	25°17'17"
C18	870.00'	180.00'	80.62'	180.00'	S 12°17'00" E	8°28'30"
C19	870.00'	175.83'	88.11'	175.88'	S 22°20'00" E	17°20'18"
C20	870.00'	108.54'	54.51'	108.60'	S 30°10'30" E	8°22'54"
C21	324.00'	108.50'	54.57'	108.60'	S 43°42'00" E	17°18'14"
C22	324.00'	80.84'	38.11'	80.88'	S 30°10'30" E	10°28'00"
C23	324.00'	48.40'	24.77'	48.41'	S 48°56'30" E	8°43'00"
C24	375.00'	488.18'	222.63'	388.18'	N 22°06'30" E	62°31'30"
C25	375.00'	388.20'	222.63'	373.00'	N 24°11'50" E	38°25'45"
C26	375.00'	38.88'	19.44'	38.87'	N 82°45'00" E	23°22'30"
C27	450.00'	370.00'	187.48'	358.43'	N 10°28'00" E	49°28'00"
C28	450.00'	385.37'	192.68'	388.83'	S 08°28'30" E	37°28'30"
C29	450.00'	178.38'	88.68'	175.64'	S 00°00'00" E	18°00'00"
C30	450.00'	150.78'	75.39'	148.24'	S 18°00'00" E	18°00'00"
C31	450.00'	30.22'	15.11'	30.21'	S 81°55'00" E	15°28'30"
C32	450.00'	332.72'	172.54'	338.68'	S 08°28'30" E	37°28'30"
C33	810.00'	118.17'	58.30'	117.67'	S 02°21'30" E	13°08'30"
C34	810.00'	188.00'	88.88'	178.00'	S 15°17'00" E	20°15'00"
C35	810.00'	34.00'	17.00'	34.00'	S 30°10'30" E	30°10'30"
C36	375.00'	432.00'	216.00'	438.74'	N 04°30'00" E	08°00'00"
C37	375.00'	352.10'	176.05'	338.70'	N 01°18'00" E	03°12'00"
C38	375.00'	88.18'	44.09'	88.00'	N 31°47'30" E	31°47'30"
C39	450.00'	488.88'	244.44'	483.54'	N 04°30'00" E	08°00'00"
C40	450.00'	185.43'	92.71'	184.50'	N 31°47'30" E	31°47'30"
C41	450.00'	123.00'	61.50'	123.00'	N 11°18'00" E	11°18'00"
C42	450.00'	154.49'	77.24'	153.64'	N 28°00'00" E	18°00'00"

Area that will be added to lot 25

Dock Location



**LEGEND**

- P.B. PLAT BOOK
- D.B. DEED BOOK
- P.C. PAGE
- S.F. SQUARE FEET
- AC. ACRES
- EX. EXISTING
- IP. IRON PIN
- R/W. RIGHT-OF-WAY
- M.B.L. MINIMUM BUILDING LINE
- D.E. DRAINAGE EASEMENT
- S.S. SANITARY SEWER
- P.U.E. PUBLIC UTILITY EASEMENT

EXHIBIT SHOWING LOTS 24 AND 25  
**"RIVERS EDGE"**  
 PROPERTY OF  
**A. D. DALTON, L.L.C.**  
 BOONE MAGISTERIAL DISTRICT  
 FRANKLIN COUNTY, VIRGINIA

PHONE: (540) 774-4411  
 FAX: (540) 772-9445  
 E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW  
 P.O. BOX 20669  
 ROANOKE, VIRGINIA, 24018

**LUMSDEN ASSOCIATES, P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 ROANOKE, VIRGINIA

MARCH 21, 2018  
 2005-341  
 1"-100'

DATE: \_\_\_\_\_  
 COM. NO.: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

SHEET 1 OF 1